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THE ANDHRA PRADESH GAZETTE

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HYDERABAD, TUESDAY, SEPTEMBER 1, 2009.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H I)

DRAFT VARIATION TO THE MASTER PLAN OF THE TOWN PLANNING - ELURU MUNICIPAL CORPORATION FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE IN T.S.No. 368 OF ELURU.

[Memo.No. 2452/H1/2009-3, Municipal Administration and Urban Development,
28th August, 2009.]

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 312 MA., dated 25.7.1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in T.S.No.368 of Eluru Municipal Corporation to an extent of 2240.27 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975, is now proposed to be designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP.No. 22/2009/R, which is available in Municipal Office, Eluru Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158 MA., dated 22.3.1996 to the Eluru Municipal Corporation before issue of confirmation orders.

2. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall obtain necessary approval from the competent authority.
9. The applicant shall pay 14% open space charges and betterment charges as per procedure in vogue.
10. The applicant shall handover the site to an extent of 111.53 Sq.Mtrs., affected under road widening from existing 9.15 Mtrs., Gubbalavari Street to be widened to 40 feet free of cost to the Eluru Municipal Corporation through registered gift deed.

SCHEDULE OF BOUNDARIES

North	:	Building of Surya Prakasa Rao.
East	:	Existing 9.15 Mtrs., wide Gubbalavari Street to be widened to 12.20 Mtrs., wide as per Government Memo. No. 2452/H1/2009-2, dated 3.7.2009..
South	:	Building of T. Narayanamma.
West	:	Existing 9.15 Mtrs., wide Panugantivari Street.

DRAFT VARIATION TO THE MASTER PLAN OF THE TOWN PLANNING - VISSAKODERU GRAM PANCHAYAT (VICINITY VILLAGE OF BHIMAVARAM TOWN) WEST GODAVARI DISTRICT FOR CHANGE OF LAND USE OF THE LAND FROM PUBLIC AND SEMI PUBLIC USE ZONE TO RESIDENTIAL USE IN VISSAKODERU GRAM PANCHAYAT.

*[Memo.No. 5279/H1/2009-2, Municipal Administration and Urban Development,
28th August, 2009.]*

The following draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 951 MA., dated 27.11.1987, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in R.S.No.391/P of Vissakoderu G.P., (vicinity Village of Bhimavaram Town), West Godavari District to an extent of 0.975 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use zone in the General Town Planning Scheme (Master Plan) of Bhimavaram Town sanctioned

in G.O.Ms.No. 951 MA., dated 27.11.1987 is now proposed to be designated for Residential use by variation of change of land use as marked "ABCD" as shown in the revised part proposed land use map GTP.No. 21/2009/R, which is available in Municipal Office, Bhimavaram Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158 MA., dated 22.3.1996 to the Vissakoderu Gram Panchayat before issue of confirmation orders.
2. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall obtain necessary permission from the competent authority.
9. The applicant shall handover road affected portion under existing 18'-0" road to be widened to 40'-0" wide road at free of cost through Registered Gift Deed.
10. The applicant shall maintain 10'-0" green belt to maintain required buffer (i.e., 30'-0" existing 20'-0" wide road proposed 10'-0" green belt) between Nala and the proposed site under reference as per rules.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Vacant site of Smt. M.V. Lakshmi, W/o Venkata Ramana in R.S.No. 391/Part.
East	:	Existing 18'-0" wide road to be widened to 40'-0" wide road.
South	:	Existing 50'-0" to 54'-0" wide road to be widened to 60'-0" wide as per Master Plan
West	:	Existing 20'-0" wide bund followed by 12-0 M wide Gunupudi south drain.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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